WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	6 December 2024
LOCATION:	Mill Farm, Mill Lane, Itchingfield, RH13 0NP
SUBJECT:	DC/24/1831 Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks prior approval for the change of use of an agricultural building to a single dwellinghouse (Class C3). The site is located on Mill Lane, a private road, consequently these comments are for your advice only. Mill Lane is also a maintained as public Bridleway no. 1630, the LPA may wish to contact the WSCC Public Rights of Way team separately for comments.

The LHA previously provided consultation advice for this site for application DC/24/1475, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Agricultural use to Class C3 subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

Generally, the change of use from agricultural to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of the potential of the current use.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. No vehicular parking has been demonstrated within the site however there appears sufficient space within the curtilage of the plot and within the wider site to accommodate this provision. The LHA would recommend that secure and covered cycle parking is also provided for the dwellings in order to encourage sustainable transport methods.

In summary, the movements associated with the agricultural use have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. West Sussex County Council in its role as LHA has therefore considered the proposal on that basis.

Liz Corcoran
West Sussex County Council – Planning Services